# PLANNING AND ZONING COMMISSION

STAFF REPORT

# December 3, 2015



## RP15-38: proposed Replat of Lot 37 in Green Branch Ridge Subdivision - Phase 4

SIZE AND LOCATION: 4.66 acres of land adjoining the southwest side of Olivia Trail

approximately 587 feet north of the intersection of Olivia Trail and Green Branch Loop in Bryan's eastern extraterritorial jurisdiction (ETJ)

in Brazos County, Texas.

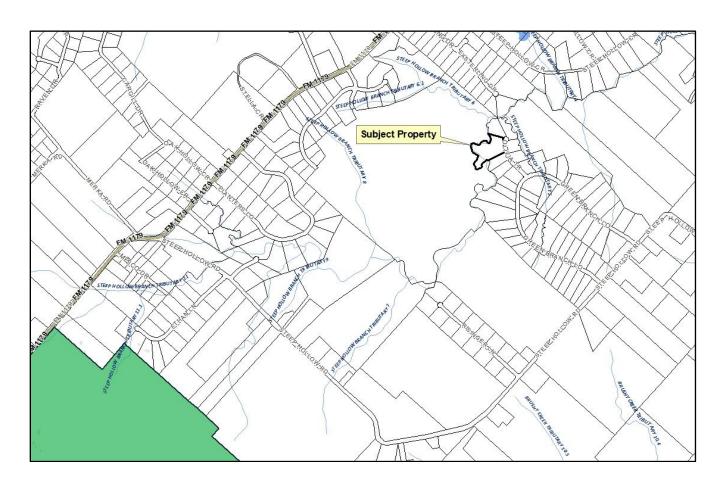
**EXISTING LAND USE:** vacant

**ZONING:** N/A (the property is in Bryan's ETJ)

**APPLICANT(S):** Jim Beard, Beard Family Partnership

**AGENT:** Civil Engineering Consultants – Stewart King

**STAFF CONTACT:** Matthew Hilgemeier, Staff Planner





#### PROPOSED SUBDIVISION:

The applicant and property owner Jim Beard, Beard Family Partnership, is proposing to change the configuration of Lot 37 in Phase 4 of the Green Branch Ridge Subdivision, which is located in the City's extraterritorial jurisdiction (ETJ). The proposed replat will create two new smaller lots, Lot 37R1 and Lot 37R2 (2.08 acres and 2.58 acres respectively). The parent tract, Lot 37, was originally created in March 2014 when the Planning and Zoning Commission approved the final plat of the Green Branch Ridge Subdivision - Phase 4.

### **RECOMMENDATION:**

The proposed replat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.